

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	September 15, 2014
Project Name:	Copperwood Preliminary Plat
Project Number:	LUA14-000550, PP, ECF, MOD
Project Manager:	Rocale Timmons, Senior Planner
Owner:	Various (Exhibit 10)
Applicant:	Barbara Rodgers; Quadrant Corp; 14725 SE 36 th St, Suite 100; Bellevue, WA 98006
Contact:	Wayne Potter; Novastar Development, Inc.; 18215 72 nd Ave S; Kent, WA 98032
Project Location:	4905 SE 2 nd P./355 Field Pl SE/4921 SE 2 nd Pl./312 Field Pl SE/5001 SE 2 nd Pl./5013 SE 2 nd Pl./14217 SE 136 th St.
Project Summary:	<p>The applicant is requesting SEPA Environmental Review, Preliminary Plat approval, and a street modification for a 47 lot subdivision. The subject property is a collection of eight parcels located on the south side of SE 2nd Place between Field Place SE and 143rd Ave SE. The applicant is requesting a concurrent Lot Line Adjustment (LUA14-000730) to three of the subject parcels, and an abutting parcel, in order to define the Preliminary Plat boundaries. The resulting 12.68-acre site is located within the Residential-4 dwelling units per acre (R-4) zoning classification. The 47 lots would result in a density of 4.44 dwelling units per acre. The applicant is proposing a small lot cluster due to critical areas on site for which R-8 development standards would be applied. Lot sizes would range from 4,996 square feet to 19,429 square feet. In addition to the 47 lots, 5 tracts are proposed for sensitive areas, storm drainage, open space and access. Access to the plat would be gained from SE 2nd Place via a new looped public street. The site currently contains six single family residences and several detached structures all of which all would be removed with the exception of one residence to be relocated to the proposed Lot 44. The site contains a Class 2/Class 3 stream (Maplewood Creek) and critical slopes (exceeding 40%). A stormwater pond is proposed within Tract B which would discharge into Maplewood Creek.</p>
Site Area:	12.68 acres
STAFF RECOMMENDATION:	Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant requested SEPA Environmental Review, Preliminary Plat, and a street modification approval for a 47-lot subdivision on April 25, 2014. The Planning Division accepted the above master application for review on May 15, 2014. During our review, staff determined additional information was necessary in order to proceed. On June 27, 2014 the project was placed on hold pending receipt of a Revised Traffic Analysis and Revised Wetland, Fish, and Wildlife Habitat Report. The applicant has submitted all necessary information in order to proceed.

The subject property is a collection of eight parcels located on the south side of SE 2nd Place between Field Place SE and 143rd Ave SE. The applicant is requesting a concurrent Lot Line Adjustment (LUA14-000730) to three of the subject parcels, and an abutting parcel, in order to define the Preliminary Plat boundaries. The resulting 12.68-acre site is located within the Residential-4 dwelling units per acre (R-4) zoning classification. The site currently contains six single family residences and several detached structures all of which would be removed with the exception of one residence to be relocated to the proposed Lot 44. The project site is surrounded by existing single family subdivisions with similar densities but larger lot sizes.

The 47 lots would result in a density of 4.44 dwelling units per acre. The applicant is proposing a small lot cluster due to critical areas on site for which R-8 development standards would be applied. Lot sizes would range from 4,996 square feet to 19,429 square feet. In addition to the 47 lots, 5 tracts are proposed for sensitive areas, storm drainage, open space and access. The plan includes the 3.55 acres (or 28.02%) of open space intended to meet the Small Lot Cluster requirements.

Access to the plat would be gained from SE 2nd Place via a new looped public street. Two dead end shared driveways would be extended from the new looped road to provide access to proposed Lots 11, 12, 38, 44, and Tract B. The applicant is requesting a street modification, from RMC 4-6-060, in order to eliminate the requirement for frontage improvements along 143rd Ave SE and the rearrangement of required improvements for portions of SE 2nd Place.

The applicant has submitted a Revised Wetland Fish and Wildlife Habitat Report, Drainage Report, Tree Protection Report, Traffic Impact Analysis, and a Geotechnical Engineering study with the application. The site contains a Class 2/Class 3 stream (Maplewood Creek) and critical slopes (exceeding 40%). The applicant is proposing stream buffer averaging in the amount of approximately 1,718 square feet to be mitigated with buffer additions in the amount of approximately 3,652 square feet.

There are 272 significant trees on the site of which the applicant is proposing to retain 34 trees. A stormwater pond is proposed within Tract B, located in the southeast portion of the site, which would discharge into Maplewood Creek.

The applicant is proposing excavation in the amount of approximately 20,500 cubic yards which is anticipated to be balanced on site.

Staff received comment letters from the Muckleshoot Indian Tribe Fisheries Division and surrounding property owners (Exhibit 11.a-i). Questions and concerns raised included: stream classification, presence

of fish within the stream, stream buffer protection, stormwater quality, traffic, site distance, street modifications, erosion, privacy (trees and fencing), and density.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS-M with a 14-day Appeal Period.

B. Mitigation Measures

1. All earthwork performed, implemented by the applicant, shall be consistent with the recommendations of the geotechnical report, prepared Terra Associates, Inc., dated February 10, 2014.
2. The applicant shall provide a 50-foot horizontal setback distance from the edge of the maximum stored water elevation in the pond to the crest of the ravine slope. As an alternative to a setback the applicant may choose to line the pond with a flexible membrane liner to prevent seepage losses. The final drainage plan shall be submitted to, and approved by, the Plan Reviewer prior to construction permit approval.
3. Site construction shall be restricted to the dry weather months (April 1st through September 30th).
4. The final drainage report shall include a more detailed upstream, downstream, and potential erosion analysis. Per CORE requirement #2, a Level 2 downstream analysis is required to better understand erosion and possible concentration of runoff in erosion sensitive downstream bodies. The applicant should note that Level 3 flow control could be required as part of the Level 2 downstream analysis. A revised final drainage report and associated plans, based on the 2009 King County Surface Water Design Manual as amended by the City of Renton, is required to be submitted to the satisfaction of the Plan Reviewer prior to construction permit approval.
5. The applicant shall design the proposed drainage facility utilizing the Enhanced Basic water quality menu. A revised final drainage report and associated plans utilizing the Enhanced Basic water quality menu, based on the 2009 King County Surface Water Design Manual as amended by the City of Renton, is required to be submitted to the satisfaction of the Plan Reviewer prior to construction permit approval.
6. The applicant shall be required to provide, to the Current Planning Project Manager, tree retention inspection/monitoring reports after initial clearing, final grading, and annually for two years by a qualified professional forester. The inspection/monitoring reports shall identify any retained trees that develop problems due to changing site conditions and prescribe mitigation.

C. Exhibits

- Exhibit 1 ERC Report
- Exhibit 2 Preliminary Plat Plan
- Exhibit 3 Landscape Plan
- Exhibit 4 Aerial Photo
- Exhibit 5 Revised Wetland, Fish and Wildlife Habitat Assessment (dated July 14, 2014)
- Exhibit 6 Wetland, Fish and Wildlife Habitat Assessment (dated May 27, 2014)
- Exhibit 7 Geotechnical Report (dated February 10, 2014)
- Exhibit 8 Drainage Report (dated June 2, 2014)
- Exhibit 9 Traffic Impact Analysis (dated May, 2014)
- Exhibit 10 Property Owner List
- Exhibit 11 Public Comments
 - a. Muckleshoot Indian Tribe Fisheries Division (dated September 2, 2014)
 - b. Vuong (dated June 24, 2014)
 - c. Pilot (dated June 25, 2014)
 - d. Hageman (dated July 1, 2014)
 - e. Randall (July 22, 2014)
 - f. Willits (dated August 18, 2014)
 - g. Bulow (dated August 20, 2014)
 - h. Berg (dated August 29, 2014)
 - i. Berg II(dated September 2, 2014)
 - j. Menzel (dated September 2, 2014) ,
- Exhibit 12 Stream Buffer Averaging Plan
- Exhibit 13 Tree Retention Report (dated May 30, 2014)
- Exhibit 14 Tree Retention Plan
- Exhibit 15 Drainage Administrative Interpretation

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Earth

Impacts: The site can best be characterized as generally flat with a slight rise in the western most portion of the site and generally sloping toward the Maplewood Creek in the east which is located within a ravine. The project site has an average slope between 3% and 5%. However, elevation relief from the top of the ravine to the base of the stream is between 14 to 20 feet with grades of ranging from 50% to 70%.

The applicant is proposing excavation in the amount of approximately 20,500 cubic yards, with minor grading actions (approximately 3,000 square feet) within the stream buffer. All excavation is expected to be balanced on site. The on-site stripping (topsoil) is estimated at 14,500 cubic yards. Any excess material that cannot be used on site is expected to be exported off site. Following

construction it is anticipated the proposal would result in an impervious cover of approximately 49%.

The applicant submitted a Geotechnical Report prepared by Terra Associates, Inc., dated February 10, 2014 (Exhibit 7). The report states that there are no geotechnical conditions on site that would preclude the proposed development. Soil conditions on site were observed between 6 and 10 feet below existing grades. Between 6 and 12 inches of organic topsoil overlying 2 to 5 feet of medium to very dense silty sand with gravel was found within the test pits. Groundwater seepage was encountered at approximately 4 feet below the ground surface. The report states that the risk for liquefaction to occur at the site during an earthquake is negligible.

The geotechnical report includes specific recommendations in order to mitigate potential geotechnical impacts including: site preparation and grading, excavation, slopes and embankments, foundation support, floor slab-on-grade, drainage considerations, and pavement. Therefore, staff recommends as a mitigation measure that the applicant comply with the recommendations included in the provided Geotechnical Engineering Report (Exhibit 7).

The report includes a specific recommendation for the location of the proposed drainage pond given its proximity to Maplewood Creek ravine. The potential for seepage from the pond and its impact on soil stability is dependent on the pond stored water depth and distance from the Maplewood Creek ravine. Therefore, the report recommends the applicant provide a 50-foot horizontal setback distance from the edge of the maximum stored water elevation in the pond to the crest of the ravine slope. As an alternative to a setback the applicant may choose to line the pond with a flexible membrane liner to prevent seepage losses. Given the possible impact on the preliminary plat plan staff recommends, as a separate mitigation measure, the applicant provide a 50-foot horizontal setback distance from the edge of the maximum stored water elevation in the pond to the crest of the ravine slope. As an alternative to a setback the applicant may choose to line the pond with a flexible membrane liner to prevent seepage losses. The drainage plan shall be submitted to, and approved by, the Plan Reviewer prior to construction permit approval.

Soil erosion is possible during demolition of existing structures and improvements especially if conducted in the wet season. The applicant will be required to design a Temporary Erosion and Sedimentation Control Plan (TESCP) pursuant to the current 2009 King County Surface Water Design Manual Erosion and Sediment Control Requirements.

However, sedimentation due to development projects has been a major problem in Maplewood Creek for decades, and it compromises the successful efforts of the State Department of Transportation (WSDOT) and the City of Renton to re-introduce salmon into the creek. WSDOT built a fish passage channel in the culvert under SR 169 which carries Maplewood Creek into the Cedar River. Additionally, the City has invested hundreds of thousands of dollars building a sedimentation pond with a fish ladder upstream of the Maplewood Golf Course, and as a result of these investments salmon have now returned to the upper creek. The ongoing transport of sediments down the creek compromises the fish habitat. Every year Renton spends \$70,000 cleaning sediment deposits out of the Maplewood Creek Sedimentation Pond, and the City has programmed \$1.6 M between the years 2014 and 2017 to resolve existing erosion, flooding, water quality, and habitat degradation problems in Maplewood Creek. Major construction projects adjacent to the creek that will strip, disturb and excavate topsoil must be restricted to the dry weather months to prevent bank erosion and deposition of sediment-laden runoff into Maplewood

Creek. Therefore staff recommends, as a mitigation measure, that the site construction be restricted to the dry weather months (April 1st through September 30th).

Mitigation Measures:

1. All earthwork performed, implemented by the applicant, shall be consistent with the recommendations of the geotechnical report, prepared Terra Associates, Inc., dated February 10, 2014.
2. The applicant shall provide a 50-foot horizontal setback distance from the edge of the maximum stored water elevation in the pond to the crest of the ravine slope. As an alternative to a setback the applicant may choose to line the pond with a flexible membrane liner to prevent seepage losses. The final drainage plan shall be submitted to, and approved by, the Plan Reviewer prior to construction permit approval.

Nexus: SEPA Environmental Regulations, RMC 4-4-060 Grading, Excavation, and Mining Regulations

2. Water

a. Wetland, Streams, Lakes

Impacts: The applicant submitted a Wetland, Fish and Wildlife Habitat Assessment (Exhibit 6), prepared by Soundview Consultants. (dated May 27, 2014). The report identified one stream (Maplewood Creek) on the eastern side of the property. Maplewood Creek is classified as a Class 3 non-salmonid-bearing perennial stream pursuant to the City's Stream Classification Map. The onsite segment of the tributary is approximately 755 feet (combined) long flowing north to south in the eastern most portion of the parcel. The stream leaves the site and turns west. North of the culvert under SE 2nd Place, Maplewood Creek is identified as a Class 4 waterbody. The report also states that salmonid species are not present until further downstream.

In the northern portion of the subject property, the stream is low-gradient with gently-sloping banks; however, in the southern portion of the property, the channel is located in a ravine with steeply sloped banks and several natural fish passage barriers. Onsite, the buffer consists of deciduous riparian forest with a canopy dominated by black cottonwood and red alder. Some areas of the understory include native shrubs, primarily salmonberry, but many areas are dominated by Himalayan blackberry and other non-native invasive species. Portions of the offsite buffer are modified with moderate to high density development on adjacent properties to the east. In addition, a gravel driveway and piles of yard waste and debris are located in onsite areas of the western portion of the buffer associated with adjacent single-family residences and maintained neighboring yards.

The report also notes an artificially constructed swale with emergent wetland vegetation also found onsite draining into the onsite creek. The swale is documented to have been constructed in 1993 as a landscape and drainage feature and the report states the wetland is not regulated by the City of Renton.

A comment letter was received by Muckleshoot Indian Tribe Fisheries Division with comments regarding the presences of salmonid species in addition to concerns for water quality (Exhibit 11.a). The comment letter identified fishes below a natural fish passage barrier in the southeast corner of the subject site.

Following the receipt of comments from the Muckleshoot Indian Tribe Fisheries Division the applicant conducted a site visit in order to investigate for the presence of fish habitat. A revised Wetland, Fish and Wildlife Habitat Assessment (dated July 14, 2014) was submitted verifying fishes below a natural fish passage barrier necessitating the reclassification of this reach as a Class 2 salmonid-bearing stream (Exhibit 5). The report states there are several natural fish barriers within the onsite stream reach between the Class 2 and Class 3 waters.

As a Class 2 and Class 3 stream, Maplewood Creek requires a buffer width of 100 feet and 75 feet, respectively. The reclassification of the stream as a Class 2 salmon-bearing stream required revisions to the buffer management recommendations in order to address increased buffer requirements.

No impacts are proposed to the stream, and only minor impacts are proposed to the stream buffer, which would be addressed by buffer averaging and enhancement actions. The drainage facility would require placement of a stormwater outfall and pervious walking trail along with minor grading actions (approximately 3,000 square feet) within the stream buffer and minor buffer reduction via buffer averaging in the southeast corner of the site. Any impacts associated with the installation of the outfall, trail, minor grading, and buffer averaging would be mitigated for through non-compensatory enhancement actions. The proposed buffer averaging plan decreases the buffer by approximately 1,730 square feet to be averaged by 3,172 square foot buffer increase for a net increase in the overall buffer area on the site by 1,442 square feet (Exhibit 12). With buffer averaging and minor buffer enhancement and restoration measures, the modified Class 2 and 75-foot Class 3 buffers are anticipated to be more than adequate to protect stream functions.

Conditions associated with Preliminary Plat approval will likely include stream signage and fencing and review and approval of a final stream buffer mitigation plan. In order to preserve and protect the stream and associated buffer the applicant will be required, to record the Native Growth Protection Easement over that part of the site encompassing the stream and buffer area.

Mitigation Measures: No further mitigation needed

Nexus: Not applicable

b. Storm Water

Impacts: The site is located within the Lower Cedar River drainage basin. The site currently receives drainage from properties to the north.

The applicant submitted a Preliminary Drainage Report prepared by Barghausen, dated June 2, 2014 (Exhibit 8). Based on the City's flow control map, this site falls within the Flow control Duration Standard Forested site conditions area. The report states that the runoff from the proposed project would be collected and conveyed by a catch basin/pipe network to a detention/wet pond on the southern edge of the developed area. The proposed facility would then discharge into the onsite stream. The storm pond is designed per the 2009 King County Surface Water Design Manual as amended by the City of Renton.

The report states that the project should not pose significant negative impacts to the downstream drainage course and that Basic Water quality is required for the project.

However, staff received comments, from surrounding property owners, with respect to drainage concerns for the proposal and areas downstream (Exhibit 11). Severe erosion problems can be

caused by conveyance system overflows or the concentration of runoff in erosion-sensitive open drainage features. As mentioned earlier in the report sedimentation due to development projects has been a major problem in Maplewood Creek for decades. It is unclear if the potential for erosion/incision, caused by the proposed project, is sufficient enough to pose sedimentation hazard downstream. Therefore, staff recommends as a mitigation measure that the final drainage report include a more detailed upstream, downstream, and potential erosion analysis. Per CORE requirement #2, a Level 2 downstream analysis is required to better understand erosion and possible concentration of runoff in erosion sensitive downstream bodies. The applicant should note that Level 3 flow control could be required as part of the Level 2 downstream analysis. A revised final drainage report and associated plans, based on the 2009 King County Surface Water Design Manual as amended by the City of Renton, is required to be submitted to the satisfaction of the Plan Reviewer prior to construction permit approval.

Additionally, the Enhanced Basic water quality menu is intended to apply to all project sites that drain by surface flows to a fish bearing stream. Given there have been fish identified in the lower reach of the stream on site staff recommends a mitigation measure requiring the applicant to design the proposed drainage facility utilizing the Enhanced Basic water quality menu. A revised final drainage report and associated plans utilizing the Enhanced Basic water quality menu, based on the 2009 King County Surface Water Design Manual as amended by the City of Renton, is required to be submitted to the satisfaction of the Plan Reviewer prior to construction permit approval.

Finally, an existing administrative interpretation requires all drainage facilities be required to maintain up to a 15-foot vegetated buffer around drainage pond facilities (Exhibit 15). Conditions associated with Preliminary Plat approval will likely include the requirement to submit a revised landscape plan, prior to recording of the Plat, depicting up to a 15-foot landscape buffer around the proposed drainage facility.

Mitigation Measures:

1. The final drainage report shall include a more detailed upstream, downstream, and potential erosion analysis. Per CORE requirement #2, a Level 2 downstream analysis is required to better understand erosion and possible concentration of runoff in erosion sensitive downstream bodies. The applicant should note that Level 3 flow control could be required as part of the Level 2 downstream analysis. A revised final drainage report and associated plans, based on the 2009 King County Surface Water Design Manual as amended by the City of Renton, is required to be submitted to the satisfaction of the Plan Reviewer prior to construction permit approval.
2. The applicant shall design the proposed drainage facility utilizing the Enhanced Basic water quality menu. A revised final drainage report and associated plans utilizing the Enhanced Basic water quality menu, based on the 2009 King County Surface Water Design Manual as amended by the City of Renton, is required to be submitted to the satisfaction of the Plan Reviewer prior to construction permit approval.

Nexus: SEPA Environmental Regulations; 2009 King County Surface Water Design Manual as amended by the City of Renton

3. Vegetation

Impacts: The majority of the site has been cleared and developed with single family residences. Most of the vegetated areas are dominated by landscaped areas and mowed lawn. The species found on site include Douglas fir, bigleaf maple, Scouler's willow, red alder, Pacific madrone, cherry species, cypress species, vine maple, Katsura tree, Hinoki cypress, European white birch, western red cedar, flowering plum, western white pine, Colorado blue spruce, black cottonwood, honey locust, and western hemlock. The understory primarily consists of Salmonberry, vine maple, western hazelnut, salal, Oregon grape, and Pacific blackberry.

The applicant submitted a Tree Protection Report prepared by Washington Forestry Consultants, Inc. (dated August 8, 2014) (Exhibit 13). There are a total of 272 trees located on site. The applicant is required to retain 30 percent of the trees located on site that are not located within critical areas, proposed rights-of-way and access easements. Of the 272 trees located on site 160 trees would be excluded from the tree retention requirements. The provided tree retention worksheet indicates 69 trees are considered dead diseased or dangerous, 27 trees are located within proposed public streets/private access easements, and 64 trees are located within critical areas and their buffers. Therefore, the applicant would be required to retain at least 34 trees on site. The applicant has proposed to retain 34 trees outside of the critical area and its associated buffer thereby complying with Tree Retention requirements of the code (Exhibit 14).

The provided Tree Retention Report includes a specific recommendations for inspection of retained trees after initial clearing, final grading, and annually for two years by a qualified professional forester to identify those retained trees that develop problems due to changing site conditions and prescribe mitigation (Exhibit 13). Therefore staff recommends, as a mitigation measure, the applicant be required to provide, to the Current Planning Project Manager, tree retention inspection/monitoring reports after initial clearing, final grading, and annually for two years by a qualified professional forester. The inspection/monitoring reports shall identify any retained trees that develop problems due to changing site conditions and prescribe mitigation.

The applicant also provided a conceptual landscape plan as part of the Preliminary Plat submittal which included the planting of 45 trees on site (Exhibit 3). Conditions associated with Preliminary Plat approval will likely include the provision of a 10-foot wide on-site landscaping along the street frontage of all lots and the planting of additional vegetation along the western boundary in order address privacy concerns of interested parties.

Mitigation Measures:

1. The applicant shall be required to provide, to the Current Planning Project Manager, tree retention inspection/monitoring reports after initial clearing, final grading, and annually for two years by a qualified professional forester. The inspection/monitoring reports shall identify any retained trees that develop problems due to changing site conditions and prescribe mitigation.

Nexus: SEPA Environmental Regulations

4. Habitat

Impacts: A revised Wetland, Fish and Wildlife Habitat Assessment (dated July 14, 2014) was submitted verifying fishes below a natural fish passage barrier necessitating the reclassification of lower reach of Maplewood Creek on site as a Class 2 salmonid-bearing stream (Exhibit 5). Native

habitat would be provided on site through the preservation of approximately 3.55 acres of permanent native open space tracts. The existing buffer onsite is degraded by the dominance of invasive Himalayan blackberry, the presence of yard waste and debris piles, and a gravel driveway. The applicant proposes enhancement efforts within the stream buffer to include treatment and removal of invasive vegetation, removal of yard waste and debris piles, and planting with native trees and shrubs. The proposed project is anticipated to improve stream buffer functions which would enhance the wildlife habitat if all conditions of approval are met.

Mitigation Measures: No further mitigation needed

Nexus: Not applicable

5. Transportation

Impacts: The development fronts onto SE 2nd Place, a residential access street, just west of 143rd Ave SE. The site is within close proximity to King County Metro Routes #111 (along Jericho Ave SE and SE 2nd Place) and #908 (dial-a-ride).

The proposal includes 1,226 linear feet of public roadway (with utilities) improvements in order to provide access to proposed lots. Access to the plat would be gained from SE 2nd Place via a new looped public street. Two dead end shared driveways would be extended from the new looped road to provide access to proposed Lots 11, 12, 38, 44, and Tract B.

Level of Service:

The applicant submitted a Traffic Impact Analysis prepared by TranspoGroup, dated May, 2014 (Exhibit 9). The report states that the proposed development would generate approximately 390 net new daily trips. During the weekday AM peak hour, the project would generate approximately 31 net new trips (8 inbound and 23 outbound). During the weekday PM peak hour, the project would generate approximately 41 net new trips (26 inbound and 15 outbound).

The report also analyzed the level of service at the following intersections: NE 4th St/Jericho Ave NE, SE 2nd Place/Hoquiam Ave SE, and SE 2nd Place/Jericho Ave SE. The traffic study states that these intersections will continue to operate at an acceptable level of service.

Staff received comments from interested parties concerning the existing SE 139th Ave & SE 2nd Place intersection specifically related to sight distance concerns (Exhibit 11). City staff conducted an analysis of the intersection and determined a STOP sign is needed at the intersection. Additionally, staff has concluded due to the vertical curve in the street there is a visibility concern and that an intersection warning sign on the north side of SE 2nd Place is necessary to warn west bound traffic of the SE 139th Ave & SE 2nd Place intersection. While the proposed project will increase traffic at this intersection the site distance issues at this intersection are existing and not the responsibility of the applicant for complete mitigation. Therefore, the City of Renton Transportation Department is planning on providing the necessary improvements to this intersection.

Increased traffic created by the development would be mitigated by payment of transportation impact fees. Currently this fee is assessed at \$1,430.72 per new single-family home and will increase January 1, 2015 to \$2,143.70. The fee, as determined by the Renton Municipal Code at the time of building permit issuance shall be payable to the City.

Frontage Improvements:

All internal and frontage roads are required to meet street standards pursuant to RMC 4-6-060. The internal public streets have been proposed with a right-of-way width of 53 feet which meets the City's complete street requirements for residential access streets. Pavement width of 26 feet, 0.5 foot wide curbs, 8 foot wide landscaped planters (on both sides of the street), 5 foot wide sidewalks (on both sides of the street), drainage improvements, and street lighting are required. The applicant is not proposing any modifications for the internal road network. However, the applicant is requesting a street modification, from RMC 4-6-060, in order to eliminate the requirement for frontage improvements along 143rd Ave SE and the rearrangement of required improvements for portions of SE 2nd Place.

SE 2nd Place- The existing right of way varies from 30 to 60 feet. Pursuant to RMC 4-6-060 the required right-of-way width is 53 feet however given the existing 60 feet the applicant is proposing dedications which would provide a 60-foot right-of-way width for SE 2nd Place. This would allow for 26 foot of pavement, 5-foot sidewalk, 8-foot landscape planter strip, 0.5 foot curb on the south side of the street. The modification request for SE 2nd Place is to solely allow for the rearrangement of required improvements for a small portion of SE 2nd Place to construct the sidewalk adjacent to the curb (Exhibit 2) as opposed to having a landscape planter in between the curb and the sidewalk. The request is being made in order to reduce impacts to Maplewood Creek where it enters into the site. As part of the PP recommendation to the Hearing Examiner, staff will be recommending approval of the proposed SE 2nd Place cross section. The approval would likely include the following conditions of approval:

1. Corresponding to the eastern boundary of Maplewood Creek buffer the applicant would be required to revise the street improvement plan to transition to the code required street standard with the landscaping in between the sidewalk and the curb.

143rd Ave SE – The existing right of way width is 60 feet. Pursuant to RMC 4-6-060 the required right-of-way width is 53 feet however given the existing 60 feet the applicant is proposing leave the right of way width as is. However, a modification, along 143rd Ave SE, is being requested due to the location of Maplewood Creek and if improvements are constructed along the west side of 143rd Ave SE (as required per code) the stream would need to be piped. As part of the PP recommendation to the Hearing Examiner staff will likely be recommending approval of the 143rd Ave SE cross section. The approval would likely include the following condition of approval:

1. The applicant would be required to place a split rail fence along the eastern boundary of the Maplewood Creek ravine adjacent to the modified 143rd Ave SE street.

A concurrency recommendation will be provided in the staff report to Hearing Examiner based upon the test of the citywide Transportation Plan, consideration of growth levels included in the LOS-tested Transportation Plan, payment of a Transportation Mitigation Fee, and an application of site specific mitigation. The development will have to meet the City of Renton concurrency requirements.

Mitigation Measures: No further mitigation needed

Nexus: Not applicable

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

The Environmental Determination decision will become final if the decision is not appealed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680).

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing together with the required fee to: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057, on or before 5:00 p.m. on October 3, 2014. RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall – 7th Floor, (425) 430-6510.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

Planning

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 a.m. to 3:30 p.m., Monday through Friday unless otherwise approved by the Development Services Division.
2. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.
3. A concrete wastewater collection basin shall be installed away from the buffer prior to commencement construction activities

Water

1. The proposed development is within the Water District 90's water service area.
2. Water availability certificate from the Water District 90 was provided to the City during the land use application.
3. Approved water plans from the Water District 90 must be provided during the utility construction plan review.
4. The project must meet all Fire Department requirements including hydrants and fire flow.

Sanitary Sewer

1. The site is located in the City of Renton sewer service area.
2. There is existing 8 inch diameter sewer main pipe on SE 2nd Place.
3. Extension of sewer main through the public streets, and individual side sewers to serve the individual lots will be required. The sewer main in proposed Road A is required to be extended to the north property line abutting SE 2nd place.
4. The development is subject to a wastewater system development charge (SDC) fee. The SDC fee for sewer is based on the size of the new domestic water to serve the new home on each lot. The sewer fee for a ¾-inch or 1-inch meter install is \$2033.00 (2014 rate). The rate at the time of issuance of the utility construction permit will be applicable.
5. The Conner Homes Sewer latecomers fee (LAC 0037) will be applicable on the project. The fee will be applicable for 8 units at the rate of \$5,714.44 for a total fee amount of \$45,715.52. The fee will be applicable at the time of issuance of the utility construction permit.
6. The Central Plateau Interceptor Special Assessment District fee (SAD) fee will be applicable on the project. The SAD fee rate when it was established in 2009 was \$351.95 plus interest per lot. As of 9/2/2014, the SAD fee rate per lot is \$446.44 plus additional interest per day of \$0.05111. The rate that will be applicable on the issuance day of the utility construction permit will be applicable on this project.

Surface Water

1. As per the Manual, the minimum separation between water and stormwater lines is 10 feet and the minimum separation between stormwater lines and other utility lines is 7 feet.
2. Additional catch basins may be required on SE 2nd Place and will be reviewed during the utility construction permit

stage.

3. A Construction Stormwater General Permit from Department of Ecology is required since the grading and clearing of the site exceeds one acre.
4. Surface water system development (SDC) fee is \$1,228.00 (2014 rate) for each lot. The rate that is applicable at the time of utility construction permit issuance will be applicable.
5. HPA permit may be required for work near the creek. The proposed project should not impact the creek with anticipated discharges. An energy dissipator should be required at the outfall.

Transportation/Street

1. Street lighting is required on public street frontages.
2. All public streets and private roads must have 0.5 feet wide vertical curb.
3. Pavement thickness must follow city of Renton standards.
4. Pedestrian connectivity must be provided with no missing portions.
5. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.
6. All electrical, phone, and cable services and lines serving the proposed development must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector prior to recording the plat.
7. Maximum width of single family driveways for two car garage is 16 feet. Refer to RMC 4-4-080 regarding driveway regulations. A minimum separation of 5 feet is required between driveway and the property line.
8. The shared driveway tract cross section shown in the preliminary grading plan currently labels it as tract C, and E, whereas the plat layout plan labels differently. The name in the cross section must be corrected

Fire

1. Fire impact fees are currently applicable at the rate of \$479.28 per single-family unit.
2. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. There are not existing hydrants within 300-feet of all of the proposed homes. Water main extensions will be required. A water availability certificate is required from King County Water District 90.
3. Fire department apparatus access roadways are required to be a minimum of 20-feet wide fully paved, with 25-feet inside and 45-feet outside turning radius. Fire access roadways shall be constructed to support a 30-ton vehicle with 322-psi point. loading. Access is required within 150-feet of all points on the buildings. An approved turnaround is required for all dead end streets exceeding 150-feet in length

Property Services:

1. Note the City of Renton land use action number and land record number, LUA14-000550 and LND-10-xxxx, respectively, on the final plat submittal. The type size used for the land record number should be smaller than that used for the land use action number. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.
2. Show two ties to the City of Renton Survey Control Network. The geometry will be checked by the city when the ties have been provided.
3. Provide sufficient information to determine how the plat boundary was established.
4. Include a statement of equipment and procedures used, per WAC32-130-100.
5. Note the date the existing city monuments were visited and what was found, per WAC 332-130-150.
6. Provide lot closure calculations.
7. Indicate what has been, or is to be, set at the corners of the proposed lots.
8. Note discrepancies between bearings and distances of record and those measured or calculated, if any.
9. The lot addresses will be provided by the city at final plat submittal. Note said addresses and the street name on the plat drawing.
10. On the final plat submittal, remove all references pertaining to utilities facilities, trees, concrete, gravel, decks and other items not directly impacting the subdivision. These items are provided only for preliminary plat approval.\
11. Do not encroachments.
12. Remove from the "LEGEND" block all tree items, utilities facilities and mailbox references, but do include in said "LEGEND" block the symbols and their details that are used in the plat drawing
13. Do not include a utility provider's block, an owner's block, an engineer/surveyor block and an architect block.
14. Do not include any references to use, density or zoning on the final submittal
15. If the abutting properties are platted, note the lot numbers and plat name on the drawing otherwise note them as 'Unplatted'.
16. Do not show building setback lines from the proposed lots. Setbacks will be determined at the time that building

permits are issued.

17. Note the research resources on the plat submittal.
18. Note all easements, covenants and agreements of record on the plat drawing.
19. The City of Renton "APPROVALS" blocks for the City of Renton Administrator, Public Works Department, the Mayor, City Clerk and the Finance Director.
20. A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required.
21. Do not make references to density and zoning information on the final plat drawing.
22. If there is a Restrictive Covenants, Conditions & Restrictions document for this plat, then reference the same on the plat drawing and provide a space for the recording number thereof.
23. Note that if there are restrictive covenants, agreements or easements to others (neighboring property owners, etc.) as part of this subdivision, they can be recorded concurrently with the plat. The plat drawings and the associated document(s) are to be given to the Project Manager as a package. The plat document will be recorded first (with King County). The recording number(s) for the associated document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings.
24. There needs to be language regarding the conveyance of the Tracts created by the plat; please check with the Stormwater Utility to see if they will require that the City be the owner of Tracts designated for stormwater management if not and if there is to be a Homeowners' Association (HOA) created for this plat, the following language concerning ownership of the Tracts applies to this plat and should be noted on the final: Upon the recording of this plat, Tract _____ is hereby granted and conveyed to the Plat of Name of Plat Homeowners' Association (HOA) for a detention/wet vault facility. All necessary maintenance activities for said Tract will be the responsibility of the HOA. In the event that the HOA is dissolved or otherwise fails to meet its property tax obligations, as evidenced by non-payment of property taxes for a period of eighteen (18) months, then each lot in this plat shall assume and have an equal and undivided ownership interest in the Tract previously owned by the HOA and have the attendant financial and maintenance responsibilities. Otherwise, use the following language on the final plat drawing: Lots 1 through 47, inclusive, shall have an equal and undivided ownership interest in Tracts _____. The foregoing statements are to be accompanied by language defining the specific purpose of each Tract and that any subsequent change of purpose, or, to the boundaries thereof requires a Plat Amendment, together with the maintenance responsibilities for any infrastructure located on the Tract or reference to a separate recording instrument detailing the same.
25. Please discuss with the Stormwater Utility any other language requirements regarding surface water BMPs and other rights and responsibilities.
26. All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat. For the street dedication process, include a current title report noting the vested property owner.

General Comments

1. Separate permits and fees for side sewer connection and storm connection will be required.
2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.

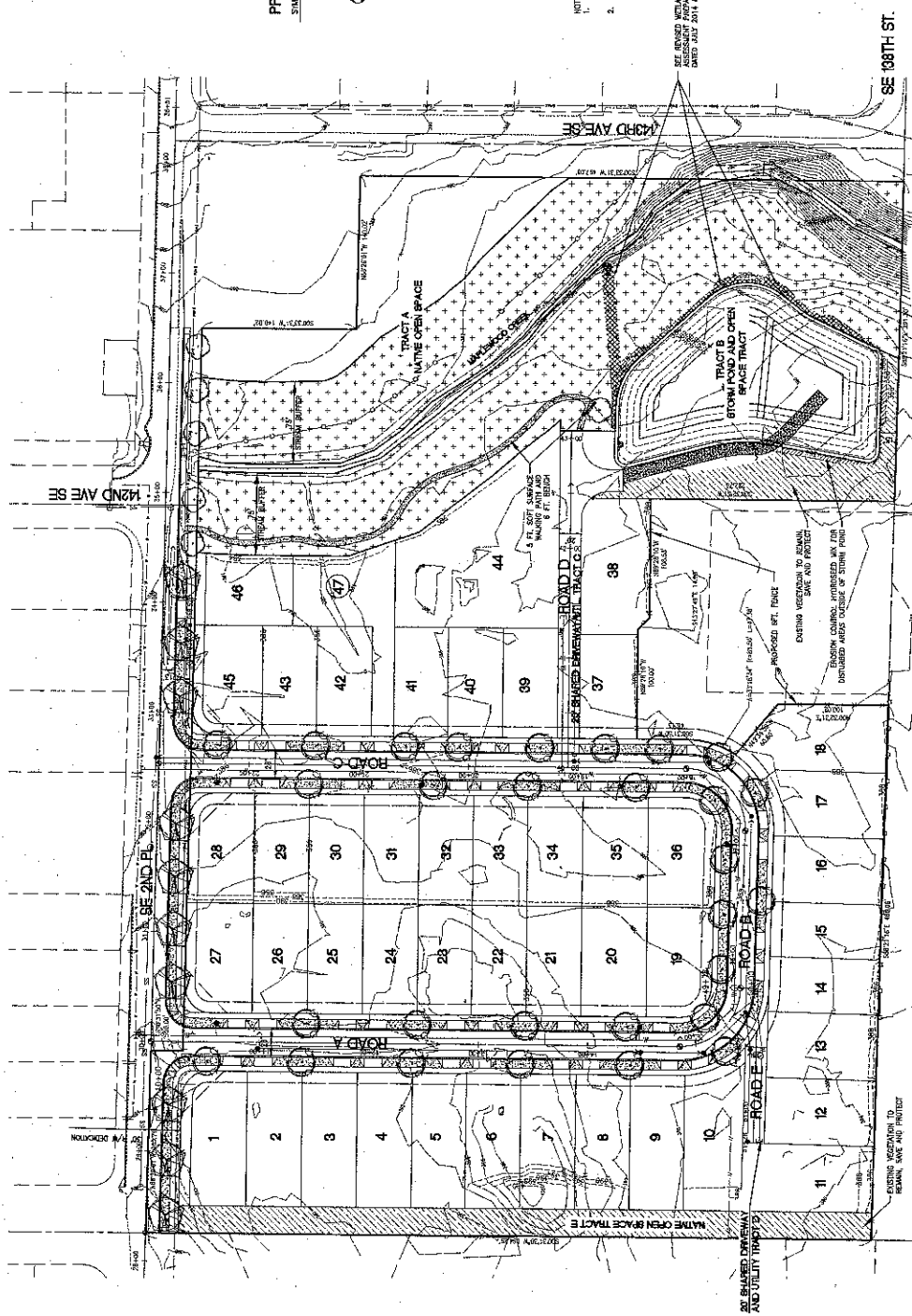
1'-50'

40 60 120

1994

PTN OF THE NW/4, OF THE SE1/4 OF SEC. 15
TWP. 23 N, RGE 5 EAST, W. M

CITY OF HENTON KING COUNTY STATE OF WASHINGTON

[illegible]

WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Margaret L. Lane
MARGARET L. LANE
CERTIFICATE NO. 1014
EXPIRES 01/01/2011 SIGNATURE

PRIMARY LANDSCAPE PLAN
FOR
COPPERWOOD

Title:

QUADRANT HOMES
C/O BARBARA RODGERS
14725 SE 36TH ST. SUITE 100
BELLEVUE, WA 98006

10














Y/N
Yes/No
-0-00-0-
Yes/No

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

16834

No.	Date	By	Chk.	App'd.	Revision
1	4/26/14	CJM	CRJ	CRJ	REMOVED TEXT FOR TRACT B & MORE ON SHEET 2 OF 6
2	5/14/14	CJM	CRJ	CRJ	REMOVED FOR LINE FOR PROPOSED LTA
3	8/11/14	CRJ	CRJ	CRJ	REMOVED TRACT A & B DUE TO CLASS 2 STREAM DESIGNATION

PRELIMINARY LANDSCAPE PLANT MATERIAL LEGEND

SYMBOL	EXTENDERS / COMMON NAMES	SPACING	QUANTITY
	ACID TRACINGS & A. PLANNED "MIDSPRINT"	AS SHOWN	29
	HARDENING PASTE	AS SHOWN	5
	CHALK / CHALK PASTE / CHALK & MILK POWDER	AS SHOWN	1
	CHALK & MILK POWDER	AS SHOWN	1
	TELA ORGON, "MIDSPRINT" / GENSERINE LINEN	AS SHOWN	10
	GENSERINE LINEN	AS SHOWN	45
	GRASSCOVER	TOTAL	45
	WAX	AS REQ'D	INDICATED UNDER
	GRASS CONTROL SEED MIX	AS REQ'D	INDICATED UNDER
	EXISTING LANGUAGE TO REMAIN, SAVE AND PROTECT		
	STEAM BUFFER		
	SUEFER RESTORATION (BY OTHERS)		
	MISC.		

NOTE: STREET TREE LANDSCAPE IS BASED ON PHYSICAL CONSTRAINTS OF OBSTACLES AND UTILITY CLEARANCES. NOTE: DRAINAGE LOCATIONS ARE SUBJECT TO MODIFICATIONS, NO LESS THAN SPECIFIED QUANTITIES WILL BE INSTALLED.

1. STREET TREE SPECIES ARE SELECTED FROM THE CITY OF BENTON APPROVED STREET TREE LIST. ALL STREET TREES TO BE 1 1/2" CALIBER
2. STREET TREE SPECIES ARE SELECTED FROM THE CITY OF BENTON APPROVED STREET TREE LIST. ALL STREET TREES TO BE 1 1/2" CALIBER

SEE REVISED WETLAND, FISH AND WILDLIFE HABITAT
ASSESSMENT PREPARED BY SOUNDVIEW CONSULTANTS, LLC
DATED JULY 2014 FOR PROPOSED BUFFER RESTORATION (TOP)

Aerial Photo



Notes

None



256 0 128 256 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

- Addresses
- Parcels
- 1st Floor
- 1st Floor
- 2nd Floor
- 1st Floor
- Other Buildings
- Buildings

- Museum
- Fire Station / EMS Station
- Airport Runway / Airfield
- Park
- Openspace
- Golf Course
- Greenhouse / Nursery
- Undeveloped Park
- Parking Lot Structure / Garage

City of **Renton**
Finance & IT Division

EXHIBIT 4

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WETLAND, FISH AND WILDLIFE HABITAT ASSESSMENT REPORT

COPPERWOOD RESIDENTIAL PLAT

REVISED JULY 2014



EXHIBIT 5

RECEIVED
AUG 11 2014
CITY OF RENTON
PLANNING DIVISION

WETLAND, FISH AND WILDLIFE HABITAT ASSESSMENT REPORT

COPPERWOOD RESIDENTIAL PLAT

REVISED MAY 2014



EXHIBIT 6

GEOTECHNICAL REPORT

**Stuth Assemblage
SE 136th Street and 143rd Avenue SE
Renton, Washington**

Project No. T-6995



Terra Associates, Inc.

Prepared for:

**Quadrant Homes
Bellevue, Washington**

February 10, 2014

EXHIBIT 7

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APR 25 2014

CITY OF RENTON

PRELIMINARY TECHNICAL INFORMATION REPORT

Plat of Copperwood (a.k.a. Stuth Property) Renton, Washington

Prepared for:
The Quadrant Corporation
14725 S.E. 36th Street, Suite 200
Bellevue, WA 98006

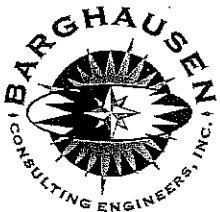
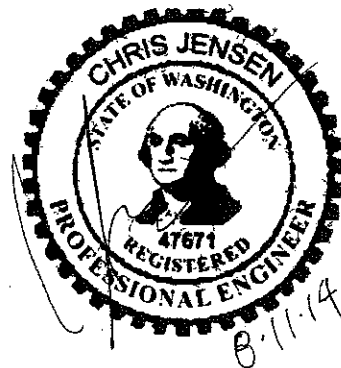
Revised August 11, 2014
June 2, 2014
Our Job No. 16834

EXHIBIT 8

RECEIVED

AUG 11 2014

CITY OF RENTON
PLANNING DIVISION



18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222 (425) 251-8782 FAX
BRANCH OFFICES ♦ TUMWATER, WA ♦ LONG BEACH, CA ♦ ROSEVILLE, CA ♦ SAN DIEGO, CA
www.barghausen.com

Revised Traffic Impact Analysis

COPPERWOOD PLAT

Prepared for:
Quadrant Homes

July 2014

Prepared by:

 transpoGROUP

11730 118th Avenue NE, Suite 600
Kirkland, WA 98034-7120
Phone: 425-821-3665
Fax: 425-825-8434
www.transpogroup.com



CITY OF RENTON
RECEIVED
JUL 03 2014
BUILDING DIVISION

14004.01

Copperwood Parcel Information

Parcel Number	Address	Property Owner
152305-9170	4905 SE 2 nd PL	Colin T & Tina N Ury
152305-9221 & 9043	355 Field PL SE	Timothy P Michaud
152305-9100	14021 SE 136 th ST	Phu Van Dang, Loretta Lo Hein T Dang & Ben P Tran
152305-9093	312 Field PL SE	Marvis M & Mary E Miller
152305-9066	5001 SE 2 nd PL	Richard E Stuth
152305-9201	5013 SE 2 nd PL	Scott A McMahonill & Robin Forsythe McMahonill
152305-9067	14217 SE 136 th ST	CBS Handley, LLC

Rocale Timmons

From: Karen Walter <KWalter@muckleshoot.nsn.us>
Sent: Wednesday, September 03, 2014 11:41 AM
To: Rocale Timmons
Subject: RE: Copperwood Preliminary Plat, LUA 14-000550, Notice of Application and Proposed MDNS

Rocale,

Thank you, their response adequately addresses our question # 4 regarding potential culvert modifications. The last outstanding issue is regarding stormwater treatment, question #3.

Karen Walter
Watersheds and Land Use Team Leader

*Muckleshoot Indian Tribe Fisheries Division
Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116*

From: Rocale Timmons [mailto:RTimmons@Rentonwa.gov]
Sent: Tuesday, September 02, 2014 11:37 AM
To: Karen Walter
Subject: FW: Copperwood Preliminary Plat, LUA 14-000550, Notice of Application and Proposed MDNS

Hello Karen,

Please see the response for the applicant regarding Question #4 and let me know if you have any other concerns or questions.

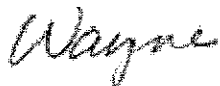
Thank you.

Rocale Timmons

From: Wayne Potter [mailto:wpotter@novastardev.com]
Sent: Tuesday, September 02, 2014 11:26 AM
To: Rocale Timmons
Cc: Sandy Bailey; Barbara Rodgers
Subject: FW: Copperwood Preliminary Plat, LUA 14-000550, Notice of Application and Proposed MDNS

Hi Rocale,

See below...Will Chris Jensen's e-mail below suffice for the Muckleshoot Tribe (i.e., question #4)? Please advise.
Thanks.



G. Wayne Potter | Vice President | Novastar Development, Inc.
18215 72nd Ave. South, Kent, Washington 98032

EXHIBIT 11. a

Ti Vuong
4916 SE 2nd PL
Renton, WA 98059

• added to EG
• yellow file

June 24, 2014

Ms. Rocale Timmons – Senior Planning
CED-Planning Division
1055 S Grady Way
Renton, WA 98057

CITY OF RENTON
RECEIVED
JUN 25 2014
BUILDING DIVISION

Re: LUA14-000550, PP, ECF, MOD
Copperwood Preliminary Plat

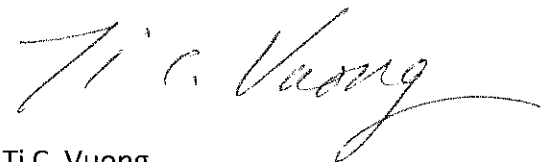
Ms. Timmons

Thank you for sending the Notice of Application and Proposed Determination of Non-significant-Mitigated (DNS-M) to my residence. After reading the notice, I have the following questions/concerns:

1. Taken into account of improvements (such streets, pond, etc.), I am concerned that the net acreage will make this development exceeds R-4 (or R4.4 as stated in the notice). I would to request a detailed calculation be made to ensure that no zoning laws are violated.
2. Although I am not sure what exemption the applicant is requesting regarding RMC 4-6-060 for street modification, I would like to bring a concern to the city. The north boundary of this project (along the south side of 2nd SE PL) is unimproved and including uneven ditches, covert drainage, etc. Currently, pedestrians have to walk along and on the street. This poses a safety hazard. This will become more critical as the project will more than double the dwellings for the area. A sidewalk with street lights along the entire north side of the project should be required as part of the improvement. This is very critical as this would be the only sidewalk that will allow children and pedestrians to walk from this development to the Maple Wood Height Elementary School without interruption. The north side of SE 2nd PL has a small strip of sidewalk which is too short and on the wrong side of the foot traffic.

Your effort to review these concerns would be greatly appreciated. You may also contact or communicated with me at 425-306-9064 or gmgotv@gmail.com.

Sincerely,



Ti C. Vuong

EXHIBIT 11.6

- ✓ added to EG
✓ yellow file

June 24, 2014

CITY OF RENTON
RECEIVED

JUN 25 2014

BUILDING DIVISION

City of Renton
Planning Division
1055 South Grady Way
Renton, Washington 98057

Attention: Rocale Timmons, Senior Planner

Re: Copperwood Preliminary Plat

Dear Mr. Timmons:

I am writing in regards to the above Plat. I have owned a house next to the proposed Copperwood development for over 20 years. My property and those of my neighbors have a very high water table. If the developers bring in any fill to raise the grade of the property for the proposed Copperwood Plat especially in the Southwest side I have a fear that my septic system will fail. That area is now pasture and lays lower than the rest of the adjacent land. By raising the grade of the property water would not be able to flow below my drain field.

I am not against the development but fear there will be repercussions including but not limited to flooding of property and failure of septic systems if fill is brought on to the property.

I would also request that they install an eight foot fence along the southern border due to the fact that I have an in ground pool and by building 40 plus houses I can see it being a safety concern for children trying to enter my property to enter my pool.

Please keep me informed on the plans and any other information regarding the development of this property/plat. Please take into consideration the very high water table that exists on the southern border of the plat prior to making decisions regarding the development of this property.

Please contact me if you would like me to provide additional detailed information regarding the issues that currently exist when it rains in regards to the high water table.

Sincerely,



Matt Pilot
14030 SE 139th St
Renton, WA. 98059
Cell: 425-444-4031

EXHIBIT 11.C

Porrid (V)

Rocale Timmons

From: Opshnl H <opshnl@yahoo.com>
Sent: Tuesday, July 01, 2014 7:56 AM
To: Rocale Timmons
Subject: Copperwood Preliminary Plat Project - #LUA14-000550

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Rocale,

Sorry for the late reply to the letter sent out, but I was out of town for work and am sifting through the pile of mail I came home to. My name is Jim Hageman and I live right across the street from the subject project and I have some questions about this.

But first, please put me on the correspondence list for further information. Here's our address:

4910 SE 2nd Place, 98059-4959

My question(s) regarding this project have to do with the general impacts this project will have on the neighborhood, good and bad. Reading the notice of application letter doesn't really say much in layman's terms of benefits and/or pitfalls for those around this development.

One specific item mentioned in the letter that is not explained is a mention that the applicant is requesting a street modification "...in order to eliminate the requirement for...rearrangement of required improvements for portions of SE 2nd Place." (my street) Can you expand on what this means? How can the applicant do anything at all to 'eliminate the requirement'? If its a requirement, doesn't it remain a requirement? I really don't know what this means and am looking for some explanation.

EXHIBIT 11.d

LUA/4-000550

Rocale Timmons

From: Kelly Randall <islandgirl4@gmail.com>
Sent: Tuesday, July 22, 2014 9:13 PM
To: Rocale Timmons
Subject: Proposed short plat Copperwood

Hello

My name is Kelly Randall and I live at 5010 SE 2nd st, 1 block North of the proposed Copperwood Developement. BAD IDEA!!! I have lived up here for most of my life, and though I understand doing some developing, that short plat is ridiculous. That ravine has been protected forever and putting nearly 50 houses there is not in the best interest of our environment nor our community. I cannot believe you have approved this.

I am going on record in saying I am against it, no matter how it's proposed to me... Hoping it's not too late to stop it.

Regards,

Kelly Randall
206.355.0445

EXHIBIT 11.e

Rocale Timmons

From: willits_r@comcast.net
Sent: Monday, August 18, 2014 6:39 AM
To: Rocale Timmons
Subject: Traffic and Copperwood Preliminary Plat/LUA14-000550

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Rocale. My name is Rob Willits and my neighbors and I are very concerned about the intersection at SE 2nd Place and 139th Ave SE. I grew up on 139th Ave and now own the home that my parents bought back in 1967 so I know this neighborhood very well. This particular intersection has always been dangerous, but do to low traffic volumes there have not been many incidents. Leaving our neighborhood, if you look to the left there is a blind corner and if you look to the right there is a hill. So even if you are cautious you cannot be sure that no traffic is coming. This new proposed development, Copperwood, will only increase traffic through this area and make this intersection even more dangerous. I'm sure that you are looking at all aspects of this development and I hope this intersection gets some attention. I've talked with at least a half dozen of my closest neighbors and we would all like to see a 3 way stop implemented for our safety. Thanks for your time and consideration.

Rob Willits
13905 SE 136th Place
Renton, WA 98059
206-261-3880

EXHIBIT 11 *f*

City Council of Renton Washington, Planning Commission and the Hearing
Examiner

John and Riena Bulow

13915 136th place S.E.

Renton WA 98059

Proposal job # 16834

Copperwood plat

Developer Quadrant homes

- We currently reside in a single family resident house on the border of the proposed development being considered by the planning commission of Renton WA.
- We ask that fast growing privacy trees, preferably Evergreens, be planted south of tree # 28 and continue adjacent to the wood fence of our property line (PARCEL 327815-0280)
- We would ask the board to please consider the impact of privacy and noise that undoubtedly will occur when a tract of new homes is constructed directly adjacent to our back yard fence
- We ask for the aforementioned trees to be planted so that our standard of privacy and to a lesser degree, a minimal amount of seclusion may still be maintained, as is the reason we purchased and currently raise our family in this neighborhood.
- Evergreen trees grow to a height of 25 feet and being relatively maintenance free would offer the best and less costly solution to the concerns addressed above

EXHIBIT 11.9

RECEIVED

AUG 20 2014

CITY OF RENTON
PLANNING DIVISION

Traffic Impact Analysis

COPPERWOOD PLAT

Dated May, 2014

The Traffic Impact Analysis prepared for COPPERWOOD PLATT estimates that sixty (60) percent of all new traffic created by the proposed housing development will utilize SE 2nd PL. west of the development for egress and ingress according to the data shown in Figure 6 of the subject Traffic Analysis. The Analysis totally fails to address the traffic impacts of this sixty percent of the increased traffic resulting from the building of COPPERWOOD. The Traffic Impact Analysis needs to be revised to address the traffic impacts that will result from the estimated 240 additional vehicle trips per day along SE 2nd PL. west of the COPPERWOOD PLATT.

The intersection of SE 2nd PL and SE 139th Ave needs to be included in the Traffic Impact Analysis due to the existing safety issues related to impaired visibility. There is a vertical rise in SE 2nd PL immediately east of the subject intersection of approximately eight (8) feet, cresting at a location thirty (30) feet to the east of where SE 140th Ave. tees into SE 2nd PL. This elevation increase on 2nd PL SE going East from the intersection with SE 139th Ave severely limits the visibility of oncoming cars traveling West on SE 2nd PL. The west bound traffic on SE 2nd PL. is frequently traveling 35 to 40 mph instead of the posted 25 mph. The additional west bound traffic on SE 2nd PL. resulting from the development of COPPERWOOD will further increase the safety risks for those of us who frequently turn left from SE 139th Ave. onto SE 2nd PL.

There is an additional safety related issue with the narrow 90 degree corner of SE 2nd PL and SE 138th Ave (Duvall Ave. SE). A large portion of the traffic coming south on Duvall cuts across this corner to the inside lane at higher than appropriate speed for this corner. Since there is essentially no visibility of oncoming traffic for cars approaching this corner on SE 2nd PL headed west, it would be much safer if oncoming traffic would remain in their designated lanes through this corner. I realize that Renton has recently (within the last week) repainted a double yellow centerline around this corner but I observed today that a number of cars continue to cut across to the inside lane while taking this corner at excessive speed. Additional measures are required to cause cars to remain in their correct lanes to reduce the likelihood of head on collisions just east of this corner. This existing hazard will be aggravated by the increased volume of traffic that will result from the construction of COPPERWOOD.

There are currently more traffic congestion problems at the intersection of NE 4th St and Duvall Avenue SE. than the intersection of NE 4th ST. and Jericho Avenue SE. which is included in the Traffic Impact Analysis. Recent increases in traffic going north on Duvall are resulting in long lines of cars (10 to 12 cars) waiting for the light on the South side of NE 4th St. This line of cars waiting for the light blocks the entrance from Duvall to the Dairy Queen which is located on the SE corner of NE 4th St. and Duvall. When cars traveling South on Duvall are not able to make the left turn into the Dairy Queen driveway due to the long line of cars waiting for the light in the northbound lane, traffic backs up into the intersection of SE 4th St and Duvall Ave. SE. I believe a Traffic Impact Analysis of the intersection of NE 4th ST. and Duvall Avenue SE should be added to this Traffic Impact Analysis.

EXHIBIT 11.h

RECEIVED
AUG 29 2014
CITY OF RENTON
PLANNING DIVISION

Preliminary Technical Information Report

Plat of Copperwood

Section 3.0 Off –Site Analysis TASK 3 FIELD INSPECTION Paragraph 3.1 Conveyance System Nuisance Problems (Type 1) and paragraph 3.2 Severe Erosion Problems (Type 2)

Nearly all of Maplewood Creek Tributary 0303 downstream of the proposed Copperwood Development is within King County as has been this development site until quite recently. Complaints about conveyance nuisance problems and existing severe Erosion problems are likely recorded with King County and not with the City of Renton. To only review City of Renton reports of downstream erosion problems for Maplewood Creek Tributary 0303 does not identify the longstanding problems known to King County. King County records of erosion problems of Maplewood Creek Tributary 0303 should be reviewed and acknowledged in this report.

Attached to this email is a series of pictures I took during this past week of some of the erosion damage that has recently occurred on the portion of Maplewood Creek Tributary 0303 that passes through my property. My property begins just downstream of the nearly ninety degree turn that Maplewood Creek makes from a generally north-south direction as it passes through the Copperwood Plat to a westerly direction a short distance south of the Plat as shown on the maps included in the subject report. Along this nearly six hundred feet of Maplewood Creek streambed that I own there have recently been a number of large evergreen trees topple over due to washing out the soil under these trees along the creek bed. One large cedar tree recently fell in a southerly direction from the north edge of the creek into the back yard of the house at the top of the ravine missing the roof only by a few feet. The large root ball of this tree remains in the stream bed partially blocking the stream flow. I believe this report should be revised to acknowledge there are serious erosion problems currently existing below the proposed development site.

Thank you for your consideration of this issue.

Russell Berg

14017 SE 139TH St.

Renton WA. 98059

EXHIBIT 11.i

RECEIVED

SEP 02 2014

CITY OF RENTON
PLANNING DIVISION

City of Renton

Rocale Timmons
Senior Planner

Subject : CopperWood Plat

CITY OF RENTON
RECEIVED
SEP 02 2014

Rocale Timmons

BUILDING DIVISION

Thank you for the update: Liz Ellis Menzel President of the MapleWood Heights Home Owners Association.

Rocale these are a few concerns of our community, over the last few years due to progress, we have experienced the changes with all the many new developments around us. All these many projects have drainage that goes into Maple Creek.

These many projects have cut hundreds of trees, we realize they have retention ponds with slow release, but as to the CopperWood Plat not only are they removing trees, the retention pond is only 75 ft from the upper end of the canyon connecting with Maple Creek. We have pictures that show the water flow of last April at an all time high, which is a big concern to all the property along the bluff above Maple Creek canyon.

The hill sides have had many varied slides this last year and is a concern with the water increasing, not only from all the developments but the fact that this area has thousands of under grounds springs as historically the area has had some serious slides. The holding ponds will not contain or direct any of the under ground springs.

In a strong storm season we are very concerned with the water flow of the holding ponds and what will happen in extreme cases, when the retention ponds can't handle the extreme over flow and the water rises in in the canyon causing deterioration to the creek bed and sides only to make slides even more possible, putting homes along the canyon in danger of serious property damage or loss of a home. This project could be the one to break the back of the homes on the canyon edge, how will you protect Maple Creek

We realize we are in unincorporated King County and this is a Renton Annexed Plot but we would like some clarity and assurance these concerns are addressed.

Note: Neighbors have said they used to hear the creek from their homes but now they can see the creek, the canyon is changing and the water flow is rising.

Thank You

Sincerly Liz Ellis Menzel
President of MapleWood Heights

EXHIBIT 11.j

LEGEND

- WATER
- STREAM BUFFER AREA INCREASED
- STREAM BUFFER AREA REDUCED

STREAM BUFFER AREA INCREASED (3,172 SF)

STREAM BUFFER AREA REDUCED (1,730 SF)

100' STREAM BUFFER

PROPOSED LOT LINE ADJUSTMENT (TYP. SEE NOTE BELOW)

EXISTING PROPERTY LINE (TYP.)

PROPOSED PROPERTY LINE (TYP.)

GRAPHIC SCALE 1"=80'

DATE: 7/14/2014

JOB: 1186.0005

BY: JR

SCALE: 1" = 80'

SHEET 2 OF 4

COPPERWOOD

XXX SE 2ND PLACE

RENTON, WASHINGTON 98059

RANGE 05E, W. 1M

THE SE 1/4 OF SECTION 15, TOWNSHIP 23N.

2967 Harborview Drive
Cape Harbor, WA 98335
Office: 253.514.8932
Fax: 253.514.8934
www.southwestconsultants.com

Environmental, Natural Resources, and Land Use Consultants

BARGHAUSEN
LAND ENGINEERING, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(253) 251-8222
(253) 251-8782 FAX
Civil Engineering, Land Planning, Surveying, Environmental Services

EXHIBIT 12

WASHINGTON FORESTRY CONSULTANTS, INC.

FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



W F C I

360/943-1723
FAX 360/943-4128

1919 Yelm Hwy SE, Suite C
Olympia, WA 98501

- Tree Protection Plan-

Copperwood Project

SE 2nd Place
Renton, WA

Prepared for: Wayne Potter
Barghausen Consulting Engineers, Inc.

Prepared by: Washington Forestry Consultants, Inc.

Date: August 8, 2014

RECEIVED

AUG 11 2014

CITY OF RENTON
PLANNING DIVISION

Introduction

Quadrant Homes is planning to construct a new 47 lot subdivision on approximately 12.68 acres at SE 2nd Place in Renton, WA. The proponent has retained WFCI to:

- Evaluate the health and long-term survival potential for trees 6 inches diameter at breast height (DBH) and larger within the buildable area of the site and make recommendations for retention, protection, and necessary cultural care.
- Prepare a list of all trees with their corresponding size, condition and potential for retention, along with their minimum root protection zone required if they are to be saved.
- Complete required tree retention calculations as per the City of Renton ordinance **Section 4-4-130**.
- Evaluate soils with respect to impacts on tree growth and stability.

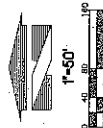
Observations

Methodology

WFCI has evaluated trees 6 inches diameter at breast height (DBH) and larger in the proposed project area, and assessed their potential to be incorporated into the new project.

The tree evaluation phase used methodology developed by Nelda Matheny and Dr. James Clark in their 1998 publication Trees and Development: A Technical Guide to Preservation of Trees During Land Development.

CITY OF PENTON KING COUNTY STATE OF WASHINGTON



1683

EXHIBIT 14



Department of Community and Economic Development
Development Services Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION

MUNICIPAL

CODE SECTIONS: RMC 4-6-030 Drainage (Surface Water) Standards

REFERENCE: N/A

SUBJECT: Landscaping, fencing, pond slopes, and other standards for stormwater tracts and easements and ownership and maintenance responsibility for stormwater facilities.

BACKGROUND: The current drainage code (RMC 4-6-030) references the current King County Surface Water Design Manual (KCSWDM) for compliance with stormwater standards. Requirements for landscaping in stormwater facility tracts are included in Section 5.3.1.1 of the 2009 KCSWDM as amended by the City of Renton. Section 5.3.1.1 of the KCSWDM restricts planting in berms that impound water or within 10 feet of any structure.

Requirements for pond geometry and side slopes are listed in Section 5.3.1.1 of the 2009 KCSWDM, as amended by the City of Renton. Adopted standards allow for the side slopes of an open detention or water quality treatment facilities (pond, wetpond, stormwater wetland, etc) to be steeper than 3:1 if a fence is provided along the wall and/or around the emergency overflow water surface elevation. This standard is resulting in facilities that are difficult to maintain, expensive in labor and materials for maintenance, and create a safety hazard to the maintenance crews.

Fencing requirements are also standardized in section 5.3.1.1 of the 2009 KCSWDM, as amended by the City of Renton. A fence is required to discourage access to the stormwater pond, prevent litter, allow efficient maintenance, and in consideration of worker and public safety.

JUSTIFICATION: Recognizing that requirements for landscaping and tree planting contribute to the aesthetics and value of new surface water installations while needing to ensure proper functionality and maintenance of facilities, both the Department of Public Works and the Department of Community and Economic Development desire to clarify standards

pertaining to the landscaping requirements applicable to stormwater facilities.

Concerns for public safety have also raised questions regarding the necessity of more extensive fencing requirements for drainage facilities as well as lesser side slopes for flow control and/or water quality treatment ponds.

This interpretation is intended to provide guidance and consistency for projects currently under review.

DECISION:

Briefly, this determination clarifies:

Fencing Requirements: All flow control and/or water quality treatment ponds shall be fenced. Fence material shall be six foot black or green coated chain link. Cedar or other materials may be installed only if owned and maintained by a private property owner or Home Owner's Association (HOA).

Landscaping Requirements: Landscaping is required in those areas of the tract/easement that will not impact the functionality or maintenance of the facility. The fence shall be placed at the top of the berm with the maintenance access road in the inside of the fence; or 5 feet min from top of berm if there is no maintenance access road to allow access for proper maintenance of the facility. No landscaping shall be planted inside the fence line.

Pond Geometry and Side Slope Requirements: Side slopes (interior and exterior) shall not exceed three (3) feet horizontal one foot (1) vertical.

The full text of all clarified rules regarding fencing, side slopes, and landscaping in storm drainage facilities is attached as Attachment A.

**DEVELOPMENT
SERVICES DIRECTOR
APPROVAL**

Neil Watts

**UTILITY SYSTEMS
DIRECTOR
APPROVAL**

Lys Hornsby

DATE:

February 4, 2013

**APPEAL
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the